



BOARD OF ZONING ADJUSTMENTS

Draft Agenda

May 11, 2015

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.
*Decision Appeals are heard
after 1 p.m.*

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Denise C. Puente

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Alyssa Wenck Rambeau

Jaime Ramiro Diaz

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **May 21, 2015**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

This is the Draft Agenda

Should you wish to view an application you may do so online at onestopapp.nola.gov. The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

e-mail – CPCinfo@nola.gov or the planner listed on the agenda
Mail – 1300 Perdido Street Room 7W03, New Orleans, Louisiana 70112
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

A. Call to Order and Roll Call, Adoption of Minutes and Reading of Hearing Rules

B. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 215-14

Applicant or Agent: Terrence Ibert & Mary Ibert
Property Location: 3027 Ponce De Leon Street **Zip:** 70119
Bounding Streets: Ponce De Leon St., Sauvage St., Maurepas St., & N. Lopez St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 1557
Proposed Use: Two Single-Family Residences **Lot Number:** 8
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the establishment of two (2) single-family residences on one lot of record.

Requested Waiver:

Section 1.4 – Location on a Lot Required

Required: 1 Main Use Provided: 2 Main Uses

Waiver: 1 Main Use



ITEM 2 – Docket Number: 014-15

Applicant or Agent: Theodore L. Wong
Property Location: 4714 Coliseum Street **Zip:** 70115
Bounding Streets: Coliseum St., Valence St., Chestnut St., & Bordeaux St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 293
Proposed Use: Single-Family Residence **Lot Number:** 16
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit one (1) parking space in the front yard and excessive paving of the required front yard area. **(AFTER THE FACT)**

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 1 Space Waiver: 1 Space

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Required: ≤ 40% Provided: 61% (267 sq. ft.) Waiver: 21% (91 sq. ft.)



ITEM 3 – Docket Number: 024-15

Applicant or Agent: Waffle House, Inc.
Property Location: 2500-2506 Canal Street **Zip:** 70119
Bounding Streets: Canal St., N. Rocheblave St., Cleveland Ave., & S. Dorgenois St.
Zoning District: RO-1 General Office District/Inner City Urban Corridor District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant **Square Number:** 580
Proposed Use: Restaurant **Lot Number:** 1, 2, 3, & 31
Project Planner: Nicolette P. Jones (nipjones@nola.gov) (Proposed Lot 1A)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a restaurant with ten (10) off-street parking spaces located in the required front yard area.

Requested Waiver:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 10 Spaces Waiver: 10 Spaces



ITEM 4– Docket Number: 039-15

Applicant or Agent: Leo C. Ledet, Jr. & Mary T. Ledet
Property Location: 215 Audubon Street **Zip:** 70118
Bounding Streets: Audubon St., Camp St., Magazine St., & Walnut St.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 18
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.3.7 (Table 4.C) of the Comprehensive Zoning Ordinance.

Request: To permit the construction of an addition onto a single-family residence creating insufficient rear yard depth.

Requested Waiver:

Section 4.3.7 (Table 4.C) – Minimum Rear Yard Depth

Required: 20’ Provided: 8’ Waiver: 12’



ITEM 5 – Docket Number: 044-15

Applicant or Agent: Sandra Baptie & Ernest Edmundson, III
Property Location: 4820 Walmsley Avenue **Zip:** 70125
Bounding Streets: Walmsley Ave., State Street Dr., Panama Ct., & Gen. Pershing St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 148, 150
Proposed Use: Single-Family Residence **Lot Number:** C
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient rear yard depth.

Requested Waiver:

Section 4.5.7 (Table 4.E) – Minimum Rear Yard Depth

Required: 20’ Provided: 10’ Waiver: 10’



ITEM 6 – Docket Number: 046-15

Applicant or Agent: Jonathan Tate & Charles Rutledge
Property Location: 3609 S. Saratoga Street **Zip:** 70115
Bounding Streets: S. Saratoga St., Foucher St., Amelia St., & Loyola St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 514
Proposed Use: Single-Family Residence **Lot Number:** C-2
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area
 Required: 4,400 sq. ft. Provided: 2,334 sq. ft. Waiver: 2,066 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width
 Required: 40' Provided: 30.1' Waiver: 9.9'



ITEM 7 – Docket Number: 047-15

Applicant or Agent: Jonathan Tate & Charles Rutledge
Property Location: 3613 S. Saratoga Street **Zip:** 70115
Bounding Streets: S. Saratoga St., Foucher St., Amelia St., & Loyola St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 514
Proposed Use: Single-Family Residence **Lot Number:** G
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area
 Required: 4,400 sq. ft. Provided: 1,380 sq. ft. Waiver: 3,020 sq. ft.
Section 4.5.7 (Table 4.E) – Minimum Lot Width
 Required: 40' Provided: 19' Waiver: 21'



ITEM 8 – Docket Number: 052-15

Applicant or Agent: Joseph S. Mann, Dorothy Sarpy Mann, & Justin Schmidt
Property Location: 5513-5515 Camp Street **Zip:** 70115
Bounding Streets: Camp St., Joseph St., Chestnut St., & Octavia St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Two-Family Residence **Square Number:** 247
Proposed Use: Two-Family Residence **Lot Number:** C
Project Planner: Stephen Kroll (skroll@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is a requirement of Subdivision Docket 175/14, to permit the creation of a lot that would cause the elimination of one (1) required off-street parking space.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space

C. BZA Dockets – New Business

ITEM 9 – Docket Number: 058-15

Applicant or Agent: Steve Wylie
Property Location: 7709 Mayo Road **Zip:** 70126
Bounding Streets: Mayo Rd., Curran Rd., Edward St., & Wales St.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Single-Family Residence **Square Number:** A
Proposed Use: Single-Family Residence **Lot Number:** 10-A
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request: To permit the expansion of an existing accessory structure resulting in excessive height.

Requested Waiver:

Section 15.5.12(4) - Accessory Building and Structures Height

Required: 14' Provided: 22' Waiver: 8'



ITEM 10– Docket Number: 059-15

Applicant or Agent: Jacques D. Frere
Property Location: 7621-7623 Burthe Street **Zip:** 70118
Bounding Streets: Burthe St., Adams St., Freret St., & Hillary St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Two-Family Residence **Square Number:** 103
Proposed Use: Two-Family Residence **Lot Number:** 6
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit one (1) parking space in the front yard and excessive paving of the required front yard area.

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 1 Space Waiver: 1 Space

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Required: ≤ 40% Provided: 62.31% (243 sq. ft.) Waiver: 22.31% (87 sq. ft.)



ITEM 11– Docket Number: 060-15

Applicant or Agent: George Jeansonne
Property Location: 5922 Marigny Street **Zip:** 70122
Bounding Streets: Marigny St., Vienna St., Elysian Fields Ave., & Pressburg St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant **Square Number:** 4657
Proposed Use: Two-Family Residence **Lot Number:** 16-A
Project Planner: Brittany B DesRocher (bbdesrocher@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family dwelling with insufficient minimum lot width for a two-family residence.

Requested Waiver:

Section 4.5.7 (Table 4.E) – Minimum Lot Width

Required: 50' Provided: 45' Waiver: 5'



ITEM 12– Docket Number: 061-15

Applicant or Agent: Nicole Webre-Nass, Theodore W. Nass III
Property Location: 4856-4858 Annunciation Street **Zip:** 70115
Bounding Streets: Annunciation St., Lyons St., Tchoupitoulas St., & Upperline St.
Zoning District: RM-2 Multiple-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Two-Family Residence **Square Number:** 121
Proposed Use: Two-Family Residence **Lot Number:** 11-A (Proposed Lot 11A-1)
Project Planner: Larry Massey (lwmassey@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.9.7 (Table 4.I) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 23/15, to permit the creation of a lot with insufficient minimum lot area, insufficient aggregate width of side yards, and insufficient off-street parking.

Requested Waivers:

Section 4.5.7 (Table 4.I) – Minimum Lot Area

Required: 3,500 sq. ft. Provided: 3,160 sq. ft. Waiver: 340 sq. ft.

Section 4.5.7 (Table 4.I) – Minimum Aggregate Width of Side Yards

Required: 20% (6.34') Provided: 19.56% (6.2') Waiver: 0.4% (0.14')

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Provided: 0 Spaces Waiver: 2 Spaces



ITEM 13– Docket Number: 062-15

Applicant or Agent: Nicole Webre-Nass, Theodore W. Nass III
Property Location: 4856-4858 Annunciation Street **Zip:** 70115
Bounding Streets: Annunciation St., Lyons St., Tchoupitoulas St., & Upperline St.
Zoning District: RM-2 Multiple-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant **Square Number:** 121
Proposed Use: Single-Family Residence **Lot Number:** 11-A (Proposed Lot 11-A-2)
Project Planner: Larry Massey (lwmassey@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.9.7 (Table 4.I) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 23/15, to permit the creation of a lot with insufficient minimum lot area.

Requested Waiver:

Section 4.5.7 (Table 4.I) – Minimum Lot Area

Required: 3,500 sq. ft. Provided: 3,090 sq. ft. Waiver: 410 sq. ft.

ITEM 14– Docket Number: 063-15

Applicant or Agent: Valmont Investments LLC, Mark Schreiner
Property Location: 4224 Fontainebleau Drive **Zip:** 70125
Bounding Streets: Fontainebleau Dr., S. Gayoso St., Jena St., & S. Salcedo St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 192
Proposed Use: Single-Family Residence **Lot Number:** 14
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum width.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area

Required: 4,400 sq. ft. Provided: 3,600 sq. ft. Waiver: 800 sq. ft.

Section 4.5.7 (Table 4.E) – Minimum Lot Width

Required: 40' Provided: 30' Waiver: 10'



ITEM 15– Docket Number: 064-15

Applicant or Agent: Valmont Investments LLC, Mark Schreiner
Property Location: 4224 Fontainebleau Drive **Zip:** 70125
Bounding Streets: Fontainebleau Dr., S. Gayoso St., Jena St., & S. Salcedo St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 192
Proposed Use: Single-Family Residence **Lot Number:** 13
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum width.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area

Required: 4,400 sq. ft. Provided: 3,600 sq. ft. Waiver: 800 sq. ft.

Section 4.5.7 (Table 4.E) – Minimum Lot Width

Required: 40' Provided: 30' Waiver: 10'



ITEM 16– Docket Number: 065-15

Applicant or Agent: Calle Ocho, LLC
Property Location: 718 8th Street **Zip:** 70115
Bounding Streets: 8th St., Annunciation St., 9th St., & Chippewa St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 84
Proposed Use: Single-Family Residence **Lot Number:** 14
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory garage and carport with excessive coverage of the required rear yard area. **(AFTER THE FACT)**

Requested Waiver:**Section 15.5.12(2) – Accessory Structures (Coverage)**

Required: ≤40% Provided: 98.78% (541.3 sq. ft.) Waiver: 58.78% (322.13 sq. ft.)

**ITEM 17– Docket Number: 066-15**

Applicant or Agent: James Spalt
Property Location: 7519 Maple Street **Zip:** 70118
Bounding Streets: Maple St., Hillary St., Burthe St., & Cherokee St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 99
Proposed Use: Two-Family Residence **Lot Number:** 5
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot area and insufficient off-street parking.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Minimum Lot Area**

Required: 4,400 sq. ft. Provided: 3,600 sq. ft. Waiver: 800 sq. ft.

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space



ITEM 18– Docket Number: 067-15

Applicant or Agent: Matthew Osborne, Steve Goulet
Property Location: 7041 Roy Street **Zip:** 70124
Bounding Streets: Roy St., N.O. - Hammond Hwy., Fleur De Lis Dr., & Hay Pl.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 25
Proposed Use: Single-Family Residence **Lot Number:** 31-A
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance

Request: This request is to permit one (1) parking space in the required corner lot front yard.

Requested Waiver:

Section 15.2.3 – Parking in Front Yards

Permitted: 0 Proposed: 1 Space Waiver: 1 Space



ITEM 19– Docket Number: 068-15

Applicant or Agent: Charles Neyrey
Property Location: 815-830 N. Lopez Street **Zip:** 70119
Bounding Streets: St. Ann St., N. Lopez St., N. Rendon St., Dumaine St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 431
Proposed Use: Single-Family Residence **Lot Number:** 19
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F).

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum depth of front yard.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 3,600 sq. ft. Provided: 3,082 sq. ft. Waiver: 518 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard

Required: 20' Provided: 5' Waiver: 15'



ITEM 20– Docket Number: 069-15

Applicant or Agent: Charles Neyrey
Property Location: 815-830 N. Lopez Street **Zip:** 70119
Bounding Streets: St. Ann St., N. Lopez St., N. Rendon St., Dumaine St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 431
Proposed Use: Single-Family Residence **Lot Number:** 20
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F).

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum depth of front yard.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 3,600 sq. ft. Provided: 3,067 sq. ft. Waiver: 533 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard

Required: 20' Provided: 6' Waiver: 14'



ITEM 21– Docket Number: 070-15

Applicant or Agent: Robert Knapp, Lorraine Neville
Property Location: 1107-1115 Valence Street **Zip:** 70115
Bounding Streets: Valence St., Coliseum St., Cadiz St., & Chestnut St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 292
Proposed Use: Single-Family Residence **Lot Number:** 25-B
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F).

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum depth of front yard.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area

Required: 4,400 sq. ft. Provided: 3,398.44 sq. ft. Waiver: 1,001.56 sq. ft.

Section 4.5.7 (Table 4.E) – Minimum Lot Width

Required: 40' Provided: 36'-3" Waiver: 3'-9"



ITEM 22– Docket Number: 071-15

Applicant or Agent: Jason B. Jee
Property Location: 236 22nd Street **Zip:** 70124
Bounding Streets: 22nd St., Pontchartrain Blvd., 20th St., & Fleur De Lis Ave.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 13
Proposed Use: Single-Family Residence **Lot Number:** 46, 47 (Proposed)
Project Planner: Arlen D Brunson (adbrunson@nola.gov) Lot 47A)

Request Citation: This request is for a variance from the provisions of Article 9, Section 9A.9.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 2/15, to permit the creation of a lot with insufficient minimum lot area.

Requested Waiver:

Section 9A.9.7 (Table 9A.A) – Minimum Lot Area

Required: 5,000 sq. ft. Provided: 4,800 sq. ft. Waiver: 200 sq. ft.



ITEM 23– Docket Number: 072-15

Applicant or Agent: Jason B. Jee
Property Location: 236 22nd Street **Zip:** 70124
Bounding Streets: 22nd St., Pontchartrain Blvd., 20th St., & Fleur De Lis Ave.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 13
Proposed Use: Single-Family Residence **Lot Number:** 49, 48 (Proposed)
Project Planner: Arlen D Brunson (adbrunson@nola.gov) Lot 48A)

Request Citation: This request is for a variance from the provisions of Article 9, Section 9A.9.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 2/15, to permit the creation of a lot with insufficient minimum lot area.

Requested Waiver:

Section 9A.9.7 (Table 9A.A) – Minimum Lot Area

Required: 5,000 sq. ft. Provided: 4,800 sq. ft. Waiver: 200 sq. ft.



ITEM 24– Docket Number: 073-15

Applicant or Agent: Hollygrove Ventures LLC
Property Location: 3821 Hamilton Street **Zip:** 70118
Bounding Streets: Hamilton St., Dixon St., Hollygrove St., & Palmetto St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 609
Proposed Use: Two-Family Residence **Lot Number:** 23
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot area, insufficient minimum lot width, and insufficient off-street parking.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Minimum Lot Area**

Required: 5,000 sq. ft. Provided: 4,500 sq. ft. Waiver: 500 sq. ft.

Section 4.5.7 (Table 4.E) – Minimum Lot Width

Required: 50' Provided: 30' Waiver: 20'

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Provided: 0 Spaces Waiver: 1 Space

**ITEM 25– Docket Number: 074-15**

Applicant or Agent: Kevin P. Muggivan, Erin Muggivan
Property Location: 4218 Banks Street **Zip:** 70119
Bounding Streets: Banks St., S. Solomon St., Baudin St., & S. Hennessey St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 787
Proposed Use: Single-Family Residence **Lot Number:** 28
Project Planner: Brittany B DesRocher (bbdesrocher@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the elevation of a single-family residence with stairs that extend more than five (5') feet above grade and more than six (6') feet into the required front yard area.

Requested Waivers:**Section 15.5.8(4) – Front Yards (Stair Projection)**

Required: 6' Provided: 9' Waiver: 3'

Section 15.5.8(4) – Front Yards (Stair Height)

Required: 5' Provided: 8'-4" Waiver: 3'-4"

ITEM 26– Docket Number: 075-15

Applicant or Agent: Kamal Dali
Property Location: 6186-6188 Bellaire Drive **Zip:** 70124
Bounding Streets: Bellaire Dr., Polk Ave., Harrison Ave., & 17th St. Canal
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:**
Proposed Use: Single-Family Residence **Lot Number:** 145 &145-A
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.8(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with excessive front yard stair projection. **(AFTER THE FACT)**

Requested Waiver:

Section 15.5.8(4) – Front Yards (Stair Projection)

Required: 6' Proposed: 9'-6" Waiver: 3'-6"



ITEM 27– Docket Number: 076-15

Applicant or Agent: Marcus V. Brown, Nanette Brown, Brian Gille
Property Location: 4917 St. Charles Avenue **Zip:** 70115
Bounding Streets: St. Charles Ave., Robert St., Carondelet St., & Upperline St.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 409
Proposed Use: Single-Family Residence **Lot Number:** C-1
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.1.7 (Table 4.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a covered porch causing insufficient minimum rear yard depth.

Requested Waiver:

Section 4.1.7 (Table 4.A) – Minimum Rear Yard Depth

Required: 20' Provided: 5'-7" Waiver: 14'-5"



ITEM 28– Docket Number: 077-15

Applicant or Agent: Allen Kirkley, Colleen Kirkley
Property Location: 1505 Arabella Street **Zip:** 70115
Bounding Streets: Arabella St., Hurst St., Joseph St., & St. Charles Ave.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 59
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to existing accessory structures, resulting in excessive coverage of the required rear yard area.

Requested Waiver:

Section 15.5.12(2) – Accessory Structures (Coverage)

Required: ≤40% Provided: 70% (823 sq. ft.) Waiver: 30% (374 sq. ft.)



ALL DECISION APPEALS ARE SCHEDULED TO COMMENCE AT 1:00 P.M. OR THEREAFTER

D. Director of Safety and Permits Decision Appeals – New Business

ITEM 29– Docket Number: 078-15

Applicant or Agent: Justin Schmidt, Terrence Ibert, Mary Ibert
Property Location: 3027 Ponce De Leon Street **Zip:** 70119
Bounding Streets: Ponce de Leon St., N. Lopez St., Maurepas St., & Sauvage St.
Zoning District: RD-3
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 1557
Proposed Use: Single-Family Residence **Lot Number:** 7 & 8

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the determination that the rear structure on the lot has not historically been used as a second main use.

E. Presentation – Mandatory HUD Fair Housing Training

F. Adjournment